

Board of Adjustment

Agenda

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE – Vice-Chair
TYLER STRADLING
DANETTE HARRIS

GREG HITCHENS
DIANNE von BORSTEL
CAMERON JONES

December 13, 2011, 2011
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - 1. Annual Report of Board of Adjustment activity level.
 - 2. Board of Adjustment by-laws and rules of procedure.
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE NOVEMBER 8, 2011 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA11-047 3750 East Main Street (District 2) – Requesting: 1) a Development Incentive Permit (DIP) to allow the development of recreational facilities; and 2) a Variance to allow a fence to exceed the maximum height allowed; all in the LC zoning district. (PLN2011-00266)

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

Board decision: **Approved with conditions**

2. BA11-048 26 North Matlock Street and 33 North Miller Street (District 1) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the conversion of an existing single family home into a commercial kitchen in the RM-2 zoning district. (PLN2011-00195)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
3. BA11-054 3709 East Adobe (District 2) – Requesting a Variance to allow an addition to encroach into the required side yard in the RS-9 zoning district. (PLN2011-00316)
- Staff Planner: Jeff McVay
Staff recommendation: Denial
Board decision: **Continued to the March 13, 2012 meeting**
- *4. BA11-055 15 East 1st Avenue (District 4) – Requesting a Special Use Permit to allow a comprehensive sign plan in the DR-2 zoning district. (PLN2011-00327)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
- *5. BA11-056 1400 South Dobson Road - (District 3) Requesting a modification of a Special Use Permit (SUP) for a Comprehensive Sign Plan in the NC DMP zoning district. (PLN2011-00326)
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
- *6. BA11-057 1061 North Dobson Road (District 1) Requesting a modification of a Special Use Permit (SUP) for a comprehensive sign plan in the LC-BIZ-PAD zoning district. (PLN2011-00324)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
- *7. BA11-058 1025 North Dobson (District 1) – Requesting a modification of a Special Use Permit (SUP) for a comprehensive sign plan in the LC-BIZ-PAD zoning district (PLN2011-00349)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
- *8. BA11-059 1637 South Stapley Drive (District 4) – Requesting a modification of a Special Use Permit (SUP) for a comprehensive sign plan in the LI-CUP zoning district (PLN2011-00346)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**

- *9. BA11-060 1435 South Power Road (District 6) – Requesting a modification of a Special Use Permit (SUP) for a comprehensive sign plan in the LC-PAD zoning district (PLN2011-00347)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board decision: Approved with conditions
- *10. BA11-061 1951 South Signal Butte Road (6) – Requesting a modification of a Special Use Permit (SUP) for a comprehensive sign plan in the LC-PAD zoning district (PLN2011-00334)
- Staff Planner: Wahid Alam
Staff recommendation: Withdrawn
Board decision: Case withdrawn
- *11. BA11-062 1720 South Mesa Drive (District 4) – Requesting a modification of a Special Use Permit (SUP) for a comprehensive sign plan in the LI-PAD zoning district. (PLN2011-00334)
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board decision: Approved with conditions
12. BA11-063 1648 East Main Street (District 2) – Requesting a Development Incentive Permit to allow the redevelopment of a vehicle sales lot in the GC zoning district. (PLN2011-00335)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: Approved with conditions

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.